

P L A N N I N G C O M M I S S I O N

ACTION MINUTES

TUESDAY, MAY 4, 2004

Chair Gibson called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

1. ROLL CALL:

Present, Commissioners: Gibson, Parsons, Frautschi, Horton, Wozniak, Dickenson, Long

Present, Staff: Community Development Director Craig Ewing (CDD), Principal Planner Carlos de Melo (PP), Associate Planner Dia Swan (AP), Attorney Jean Savaree (CA), Recording Secretary Rachel Szabó (RS).

2. AGENDA AMENDMENTS: None

3. COMMUNITY FORUM (Public Comments): None

4. CONSENT CALENDAR:

4A. Minutes of March 2, 2004

MOTION: By Commissioner Frautschi, second by Commissioner Dickenson, to approve the minutes of March 2, 2004.

Ayes: Frautschi, Dickenson, Long, Horton, Wozniak, Parsons, Gibson

Noes: None

Motion passed 7/0

4B. Minutes of March 16, 2004

MOTION: By Commissioner Frautschi, second by Commissioner Wozniak, to approve the minutes of March 16, 2004.

Ayes: Frautschi, Wozniak, Dickenson, Long, Horton, Parsons, Gibson

Noes: None

Motion passed 7/0

4C. Verbatim Transcript – 905 South Road – April 5, 2004 Planning Commission Hearing.

Commissioner Frautschi mentioned that he had tried to listen to the verbatim minutes and was only able to listen to a portion of it due to malfunction of 1 of the recording tape cassettes. With this in mind, he suggested that staff seriously consider a more technologically advanced system of recording the Planning Commission meetings in order to avoid this reoccurring in the future. He asked staff to repair the tape so he could review it.

CDD Ewing stated that the tape could be repaired, but added that this verbatim transcript was transcribed word for word as are all the verbatim tapes.

MOTION: By Vice Chair Parsons, second by Commissioner Horton, to approve the verbatim minutes – 905 South Road – April 5, 2004.

Ayes: Parsons, Horton, Dickenson, Gibson

Noes: Frautschi, Long, Wozniak

Motion passed 4/3

4D. Resolution of Denial – Variance and Single Family Design Review – Proposed New Single Family Dwelling – 905 South Road.

CDD Ewing briefly described staff's return of the resolution of denial to the Commission, staff became concerned that the matters and information on which the Commission relied, to deny the variance and the Single Family Design Review did not, in staffs' opinion, comport to the required findings.

C Long asked staff how usual was this type of memorandum on the consent calendar. CDD Ewing responded that it was a rare occurrence.

Mr. Simmie Graves, Owner of project site, addressed the Commission noting that he vigorously disagreed with the decision that the Planning Commission handed down in the last meeting. He stated further that it was clear to him that there were some members of the Commission that did not want this project to proceed, and he said that was wrong. He noted that he had made all the changes on his plans that the Commission had asked for. He added that now the Commission says that they do not want the driveway bridge. He asked the Commission at this point, what he was supposed to do then.

Kim and Steve Gonzales of 925 South Road both voiced their opposition against the approval of the project.

Mary Lou South, co-owner of the Belmont Vista Senior Care Center, also voiced her continued opposition of the proposed project.

MOTION: By Commissioner Frautschi, second by Commissioner Dickenson, to close the Public Hearing. Motion Passed.

C Frautschi stated that in his opinion he did not feel that this project meets the downtown specific plan findings, and therefore, he could not support this project.

MOTION: By Vice Chair Parsons, second by Commissioner Horton, to continue 905 South Road as a Consent Calendar Item.

Ayes: Parsons, Horton, Wozniak, Gibson, Frautschi

Noes: Dickenson, Long

Motion Passed 5/2

Recess at 8:15 pm.

Resumed at 8:25 pm.

5A. PUBLIC HEARING - 1604 Valley View Avenue

To consider a Single Family Design Review to construct a 1,374 square foot addition to the existing 1,936 square foot residence that is below the zoning district permitted 3,500 square feet for the site.

(Appl. No. 04-0003)

APN: 044-071-030; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(2)(a & b)

Applicant/Owner: Kamran Nakhjiri

AP Swan presented the project to the Commission recommending approval.

Chair Gibson asked if staff found any public view problems with this project. AP Swan responded saying she viewed the site herself and did not identify any public view loss.

Kamran Nakhjiri, the owner of the project site addressed the Commission explaining that all those involved in the project did their utmost to plan this project to conform to all the City's requirements.

Mr. Spickermann of 1602 Valley View Ave, Mr. Zarry and Ms. Talley of 1700 Pine Knoll Drive, and Mr. Petersen of 1705 Pine Knoll Drive, all voiced their opposition to the project because of view loss and structure bulk.

MOTION: By Commissioner Frautschi, second by Commissioner Wozniak, to close the Public Hearing. Motion Passed.

VC Parsons asked the applicant how high the ceilings would be in the proposed house.

Mr. Kamal Tabib, Architect/Designer of the project clarified his position on this matter and responded that the ceilings would be 9 feet high.

Chair Gibson called for a brief recess.

Meeting resumed with C Horton thanking the applicant for including a 2-car garage.

MOTION: By Vice Chair Parsons, second by Commissioner Dickenson, to pass a resolution of the Planning Commission of the City of Belmont to approve a Single Family Design Review for 1604 Valley View Avenue with the conditions attached, and that applicant will reduce the ceiling height on the second floor to 8 feet, and the landscape plan be returned to Planning Commission for approval.

Ayes: Parsons, Dickenson, Frautschi, Long, Horton, Wozniak, Gibson

Noes: None

Motion Passed 7/0

6. OLD BUSINESS

6A. Review of Final Lighting/Signage Plan, Tree Removal/Landscape Plan, and Entry Pergola Column Plan – Belmont Library Project – 1110 Alameda De Las Pulgas.

PP de Melo presented the review to the Commission recommending approval of the project.

Thomas Fil, Director of Finance/Applicant addressed the Commission noting that both he and the architect are available for questions.

Architect, Mark Schatz answered several questions from the Commissioners.

MOTION: By Vice Chair Parsons, second by Commissioner Long, to pass a resolution of the Planning Commission of the City of Belmont to approve a Lighting/Signage Plan, Tree Removal/Landscape Plan, and Entry Pergola Column Plan – Belmont Library Project – 1110 Alameda De Las Pulgas.

Ayes: Parsons, Long, Frautschi, Dickenson, Horton, Wozniak, Gibson

Noes: None

Motion Passed 7/0

7A. REPORTS, STUDIES, UPDATES, AND COMMENTS:

C Wozniak asked staff to line up a study session with the City Arborist to update the Commission.

8. PLANNING COMMISSION LIAISON TO CITY COUNCIL MEETING OF TUESDAY, APRIL 27, 2004.

Liaison: Chair Gibson

Alternate Liaison: Commissioner Frautschi

9. ADJOURNMENT: 9:38 p.m.

Craig A. Ewing, AICP

Planning Commission Secretary

*Audiotapes of Planning Commission Meetings are available for review
in the Community Development Department*

Please call (650) 595-7417 to schedule an appointment.